

Villa
4 bedrooms
3 bathrooms
303 m²
1.55 hectares

REF: VHMX 2922

Vera

€495,000

Spacious Country Villa with 10,000m² Plot for Sale Near Vera, Almería, Andalusia.

Set on a vast 10,000m² plot just minutes from Vera town, this spacious country villa offers privacy, space, and excellent access to amenities. The 265m² home features a large covered porch, perfect for outdoor living and enjoying wide open countryside views. A separate outbuilding serves as an office and library, ideal for remote work or quiet study.

Inside, the home offers generous proportions throughout. The large sitting-dining room features a fireplace and opens directly to the porch. The separate kitchen is fully fitted and includes space for a breakfast table. There are four potential bedrooms, including a study, and three well-equipped bathrooms—two with bathtubs and one with a shower. The main bedroom includes multiple built-in wardrobes and an ensuite bathroom. Air conditioning is installed throughout, and all windows have roller blinds.

Additional features include a utility room, a storeroom, and a spacious garage with an electric door, plus a carport for several vehicles. Outside, you'll find olive trees, a large water deposit, and a built-in barbecue near the kitchen. The property includes an irrigation system and is sold with all essential fixtures and fittings. Conveniently located near the motorway, this villa combines rural living with easy access to Vera and beyond.

- 265m² built area on a 10,000m² plot with olive trees
- Located close to Vera town with easy motorway access
- Large living-dining room with fireplace and porch access
- Separate fitted kitchen with breakfast area
- 4 bedrooms (including study) and 3 bathrooms
- Main bedroom with ensuite and multiple built-in wardrobes
- Air conditioning (hot/cold) and roller blinds throughout
- Utility room, storeroom, garage with electric door
- Additional carport with space for several cars
- Separate office/library building
- Outdoor barbecue area and countryside views
- Irrigation system, water deposit, and included motors

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• Sold unfurnished, with all fixtures and fittings

Location: Situated on the outskirts of Vera town, the property is close to all amenities. For beach enthusiasts, the beautiful shores of Vera Playa are just a 10-minute drive away, providing the perfect escape on sunny days.

Airports: Almeria airport is a 45-minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

4 Golf Courses: Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

About Us:
Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English, and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

Approximate purchasing costs
Net price - €495,000
Purchase tax - €34,650
Land registry - approx. - €1,238
Notary fees - approx. - €1,485
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €46,500
Final Payment on completion - €445,500

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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